

ESTIMATED REDEVELOPMENT PROJECT COSTS
STAR Line T.O.D. REDEVELOPMENT PROJECT
SCHAUMBURG, ILLINOIS

| | | Private Investment | Public Investment | Total |
|--|-----------|--------------------|-----------------------|-------------|
| Estimated Fair Market Value of Private Investments | 82.5% | \$ 447,000,000 [1] | | |
| + Estimated Public Investment related to private investments | 17.5% [2] | | \$ 94,818,182 | |
| = Estimated TIF Investment related to private investment | | | | 541,818,182 |
| + I-90 / Meacham ramps (VOS contribution) | | | \$ 25,000,000 [3] | |
| = Estimated Total Private and Public Investments | | \$ 447,000,000 | \$ 119,818,182 | 566,818,182 |

1 Based on the estimated Fair Market Value of following hypothetical developments, and an approximate 60% - 65% adjustment on Assessor's estimate of FMV

| | | | |
|--|----|-------------|----------------|
| OFFICE: two 20-story buildings (comp = Zurich) | \$ | 130,000,000 | |
| OFFICE: two 17-story buildings (comp = Navistar) | \$ | 100,000,000 | |
| HOTEL: (Embassy Suites, Rosemont) | \$ | 37,000,000 | |
| HOTEL: (comp = Sofitel, Rosemont) | \$ | 34,000,000 | |
| RESTAURANT: (COMP = Maggiano's) | \$ | 3,000,000 | |
| RESTAURANT: (COMP = Maggiano's) | \$ | 3,000,000 | |
| TOTAL COMMERCIAL | | | \$ 307,000,000 |
| RESIDENTIAL: 400 condos @ \$350,000 | \$ | 140,000,000 | |
| TOTAL FMV ALL DEVELOPMENT | | | \$ 447,000,000 |

2 Based on a mid-range of public to private TIF investment that may range from between 10% and 25%.

2 Based on a mid-range of a VOS estimate of between \$20 and \$30 million.